

# Clean Buildings

Early Adopter Incentive Program

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DECEMBER 2, 2020



Washington State  
Department of  
**Commerce**

# Agenda

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## Incentives Guidelines & Development Webinar

December 2, 2020, 10:00am- 11:30 am

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[Zoom \(link\)](#)

Password:

Join by phone:

Access code:

### Meeting Objectives

- ✓ Introduction of Early Adopter Incentive Guidebook
  - Guidebook input to date
    - Comments received
    - Questions to resolve
  - Discuss areas of input
    - Implementation and Reporting Schedule

### Welcome – 10:00 a.m.

10:00 a.m. – 10:10 a.m.

- Introductions
- Overview of work to date

10:10 a.m. – 10:40 a.m.

- Introduction of Early Adopter Incentive Guidebook
- Guidebook input to date

10:40 a.m. – 11:10 a.m.

- Implementation and Reporting Schedule

11:10 a.m. – 11:30 a.m.

- Next steps
  - Next meeting

### Adjourn – 11:30 a.m.

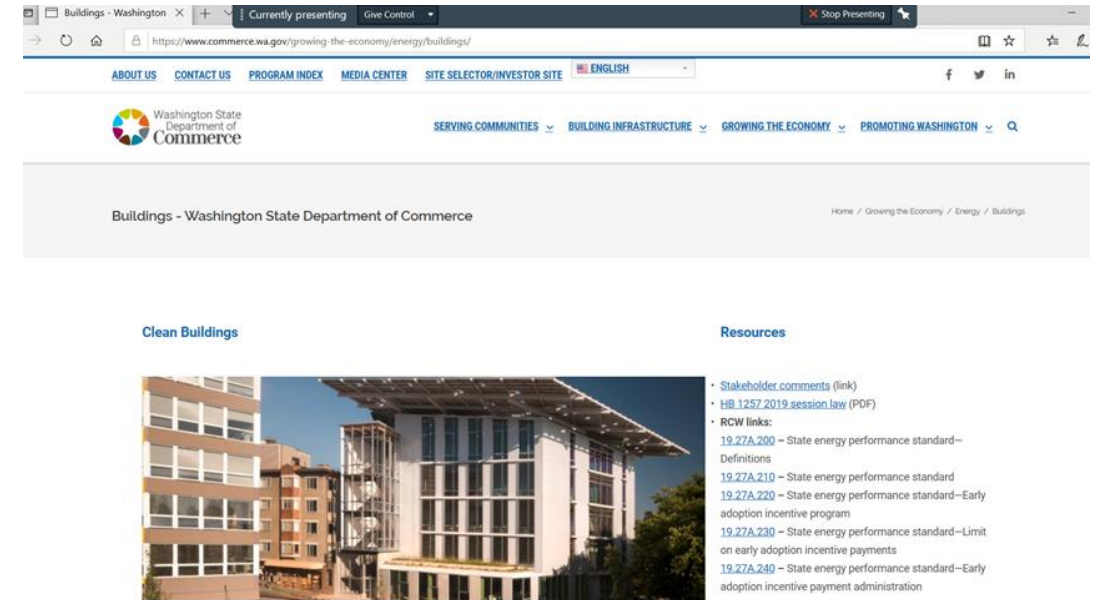
# Team Commerce

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- Managing Director, Buildings Program – Emily Salzberg
  - Policy Specialist – Chuck Murray
  - Technical Lead – Luke Howard
  - Buildings Data Lead – Anna Batie
  - Administrative Coordinator – Annalyn Bergin
  - Incentive Program Manager – Anneka McDonald
  - Appliance Standard Manager – Brittany Wagner
  - Energy Rules and Legislative Coordinator – Austin Scharff
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- Webpage: [www.commerce.wa.gov/buildings](http://www.commerce.wa.gov/buildings)
  - Email: [buildings@commerce.wa.gov](mailto:buildings@commerce.wa.gov)

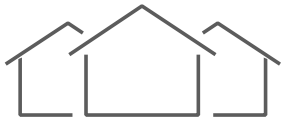
# Clean Buildings Web Page

- Incentive Workshop Schedules
- Agendas
- Meeting Minutes
- Meeting Recordings
- Meeting Presentations
- Upcoming workshops
- Resources
- [www.commerce.wa.gov/buildings](https://www.commerce.wa.gov/buildings)



# We strengthen communities

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**HOUSING  
HOMELESSNESS**



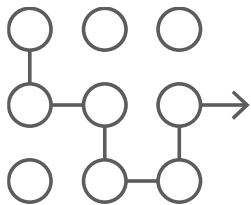
**INFRASTRUCTURE**



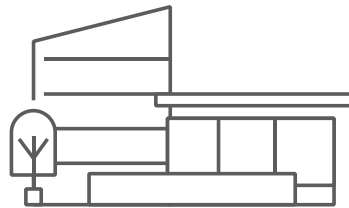
**BUSINESS  
ASSISTANCE**



**ENERGY**



**PLANNING**



**COMMUNITY FACILITIES**



**CRIME VICTIMS &  
PUBLIC SAFETY**



**COMMUNITY  
SERVICES**

# Instructions for Commerce

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## RCW 19.27a.210

On May 7, 2019 the Clean Buildings bill (HB 1257, 2019) was signed into law. The objective is to lower costs and pollution from fossil fuel consumption in the state's existing buildings, especially large commercial buildings.

The law requires the Washington State Department of Commerce to develop and implement an energy performance standard for these buildings and provide incentives to encourage early adoption.

# Energy Performance Standard for Existing Buildings

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- Applies to non-residential, hotel, motel, and dormitory buildings greater than 50,000 SF
- Compliance is a building owner obligation
- Commerce notifies building owners by July 1, 2021
- Early Adopter Incentive program begins July 1, 2021
- Multifamily may voluntarily participate in the incentive program
- Mandatory Requirements begin 2026-2028

# Summary on Rules

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- 2019-2020 Stakeholder engagement
- CR-102: Adopt with modifications ASHRAE Standard 100
  - Sections 1, 2 and 3 – Purpose, Scope and Definitions
  - Section 4 – Compliance Requirements
  - Sections 5 & 6 – Energy Management Plan & O&M Requirements
  - Sections 7, 8 & 9 – Benchmarking, Energy Audit, and EEM implementation and M&V
  - Annex Z – Administrative Procedures
  - Annex X – Investment Criteria
- CR-103: Adoption of proposed rules
- Next steps



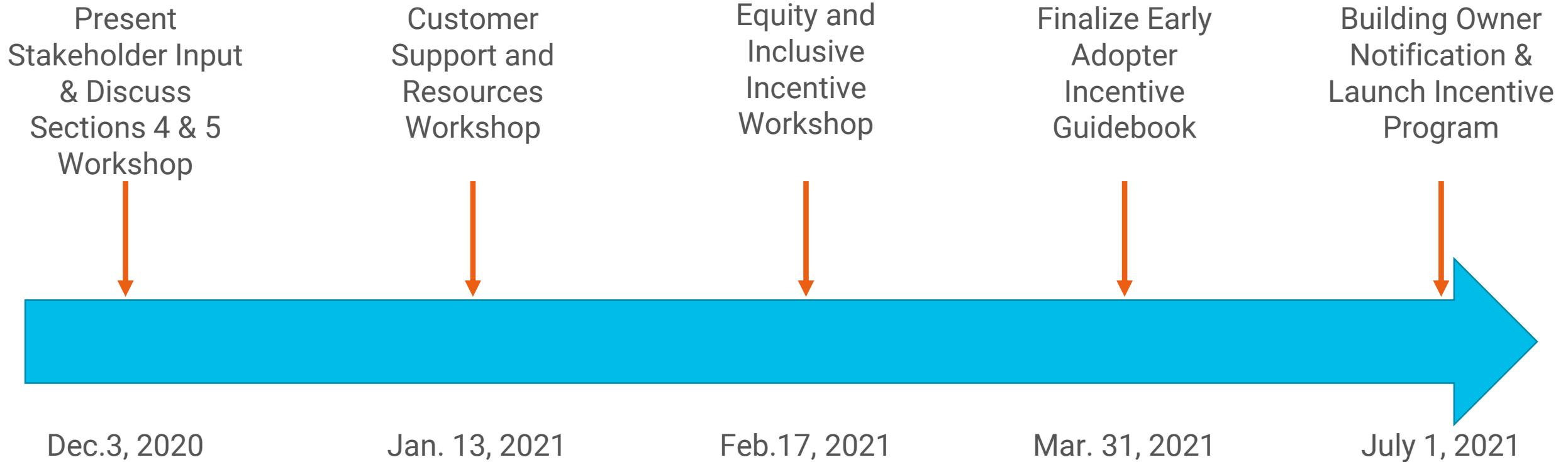
# Commerce Early Adopter Incentive Program

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- **RCW 19.27A.220**, provide incentives and regulations that encourage energy efficiency in all aspects of new and existing buildings, including building design, energy delivery, and utilization and operations.
- **RCW 19.27A.220 (4b)** The building's baseline energy use intensity exceeds its applicable energy use intensity target by at least fifteen energy use intensity units;
- **RCW 19.27A.220 (6)** An eligible building owner that demonstrates early compliance with the standard established under RCW 19.27A.210 may receive a one-time base incentive payment of eighty-five cents per gross square foot of floor area, excluding parking, unconditioned, or semi-conditioned spaces.
- **RCW 19.27A.320** limit on early adoption incentive payments. Incentive funds are limited to seventy-five million dollars. Commerce will not qualify incentives beyond seventy-five million dollars.

# 2020-2021 Schedule

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\* More workshops will be scheduled as needed.

# Early Adopter Incentive Guidebook

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- This document serves to provide the process for applying to the Early Adopter Incentive Program. The Early Adoption Incentive Program is early compliance to the Clean Buildings Standard.
- Mandatory compliance is detailed in RCW 19.27A.210, which establishes the Clean Buildings Standard, and ASHRAE Standard 100-2018 with Washington State amendments (WAC 194-50).

# Incentive Guidebook Comments

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Thank you for submitting comments.

- Input we have acted on and updated language in the guidebook.
- List of outstanding questions to resolve.
- Elements specified in statute Commerce does not have authority to modify.

# Application Schedule

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- By July 1, 2021, covered commercial buildings greater than 50,000 square feet of gross floor area will be notified of the Clean Buildings Standard.
- Also by July 1, 2021, applications may be submitted by covered commercial and multifamily residential buildings greater than 50,000 square feet of gross floor area. Application deadlines vary based on the size of the building.



Buildings over 220,000 GFA, July 1, 2021, through June 1, 2025



Buildings between 90,000 - 220,001 GFA, July 1, 2021, through June 1, 2026



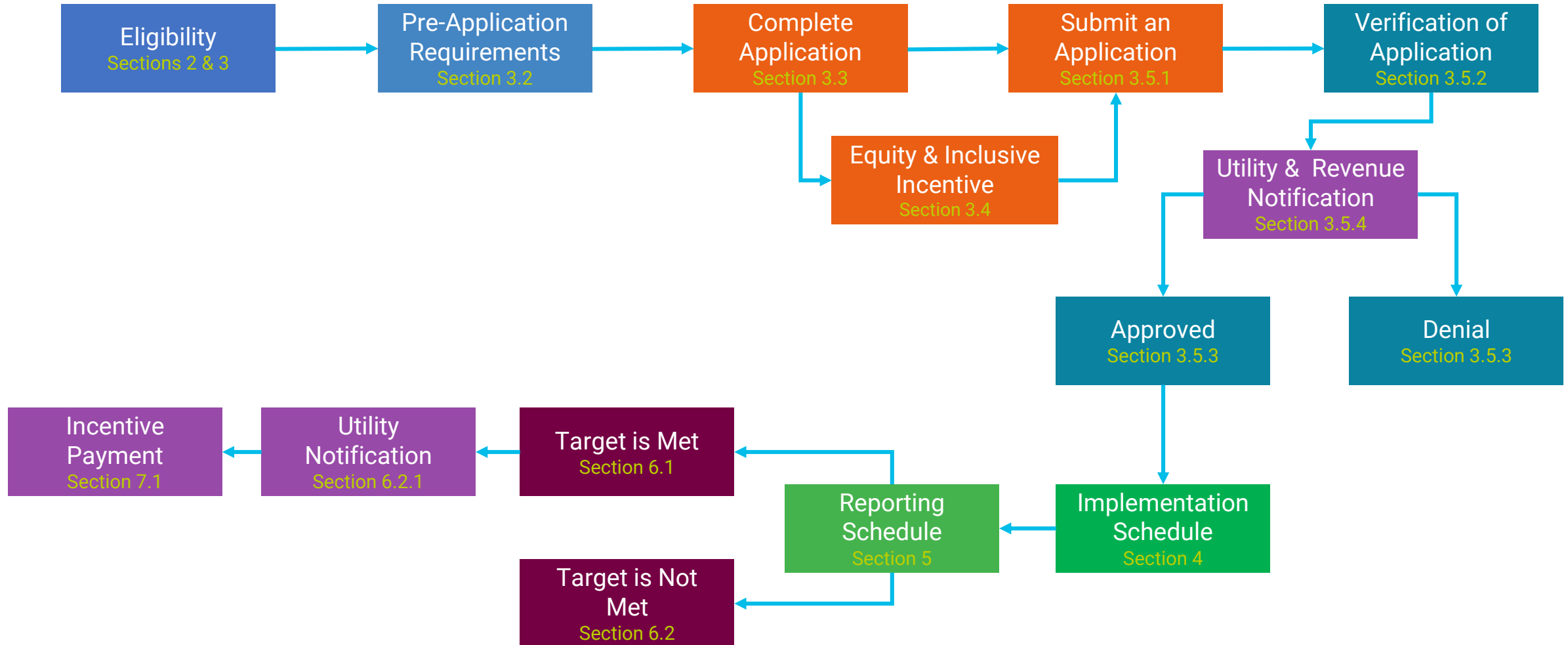
Buildings between 50,000 - 90,001 GFA, July 1, 2021, through June 1, 2027

# Early Adopter Incentive Guidebook Contents

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- Incentive Program Basis
- Eligibility
- Early Adopter Incentive Application
- Equitable and Inclusive Incentive Plan
- Implementation Schedule
- Reporting Requirements
- Meeting Target EUIt
- Incentive Payment
- Close Out

# Incentive Guidebook Workflow



# Implementation Schedule

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- Within 18 months, applicant must provide:
  - Implementation of all Energy Efficiency Measures (EEMs) and Operations and Maintenance requirements of the Energy Management Plan.
- Is this a reasonable amount of time?



# Reporting Requirements

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- Within 18 months the applicant provides documentation:
  - Z6.1 Compliance with Standard 100 (Form A)
  - Z6.2 Building activity and energy use intensity target (EUI<sub>t</sub>)(Form B)
  - Z6.3 Energy-Use intensity calculations (Form C)
- Is this a reasonable amount of time?

# Next Steps

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- Submit comments on the Early Adopter incentive program Implementation and Reporting Schedule by December 31 to [buildings@commerce.wa.gov](mailto:buildings@commerce.wa.gov).
- Attend the January 13, 2021 webinar with a presentation from the Department of Revenue and to discuss Customer Support and Resources.
- Don't forget to visit the Clean Buildings web page and sign up for program updates at [buildings@commerce.wa.gov](mailto:buildings@commerce.wa.gov).

# Thank you!



Washington State  
Department of  
**Commerce**

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